

### Article 3: Planned Districts

#### Division 13: West Lewis Street Planned District

(*“West Lewis Street Planned District”*)

*added 4-8-1985 by O-16398 N.S.)*

##### §103.1301 Purpose and Intent

The purpose of this District is to maintain compatibility of the existing commercial strip with the surrounding single-family residential area while permitting flexible and feasible commercial development and redevelopment options.

It is intended that new uses, new structures, and modifications to existing structures within this District complement the surrounding, architecturally-stable, single-family development in terms of parking requirements, compatible uses, and visual quality of buildings and accessory appurtenances and structures in conformance with the General Plan.

*(Added 4-8-1985 by O-16398 N.S.)*

##### §103.1302 Area of Applicability

The regulations contained herein shall apply to the area whose boundaries are described and shown on Drawing B-3682 appended to this document and on file in the office of the City Clerk under Document number OO-16398. The West Lewis Street Planned District is located in the Uptown Community, on the north and south sides of Lewis Street between Stephens Street and Lark Street.

*(Added 4-8-1985 by O-16398 N.S.)*

##### §103.1303 Administrative Regulations

- (a) No permit shall be issued for the erection, construction, conversion, establishment, alteration, or enlargement of any building, structure or improvement, or for the change of use of any building or structure in the West Lewis Street Planned District until approval of the appropriate decisionmaker has been obtained by the applicant.
- (1) Approval by the City Manager is not required for interior modifications, repairs or alterations for which a building permit is not now required nor for some minor modification which do require building permit. These are defined by the Bureau of Census (BC) codes and include BC codes 201, 212, 221.

- (2) Approval by the City Manager excluding design review, is required for all construction or modifications requiring building permits, of 1,000 square feet or less and for reconstruction as determined in Section 103.1303(c).
  - (3) A "Hearing Officer" may approve, conditionally approve or deny, in accordance with "Process Three", all construction or modifications that are 1,000 square feet in area or greater and all construction or modifications, requiring a building permit, which affect the West Lewis Street facade and are less than 1,000 square feet in area. The decision of the "Hearing Officer" may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.
- (b) The decisionmaker may approve the application if the following finding can be made: that the new use or building or modification of existing building is in conformance with the purpose and intent of this District.
- (c) Previously Conforming Uses Structures and Conditions
- (1) The lawful use of land which existed at the time the Planned District became effective and which use does not conform with the Planned District may be continued except when specifically prohibited provided no enlargement or additions (as determined in Sec. 103.1303(a) to such use is made.
- The lawful use of buildings existing at the time the Planned District regulations became effective with which regulations such buildings did not conform may be continued, provided any enlargement, addition, repairs, or alterations to such buildings will not increase the degree of nonconformity and will conform in every respect with all the District regulations.
- (2) Any discontinuance of a previously conforming use for a continuous period of 12 months constitutes abandonment of any nonconforming rights existing at the time of the enactment of this Planned District.
  - (3) Any change from a previously conforming use of land or buildings to a conforming use constitutes abandonment of such previously conforming rights.
  - (4) If any previously conforming structure, that is previously conforming in use or condition and that existed the date this Planned District was

enacted, is destroyed by fire, explosion, act of God, or act of the public enemy, the building or structure may be rebuilt to the original area, footprint, and height, and must, in all other respects, be consistent with regulations of the Planned District. The reconstruction is subject to ministerial review (in accordance with Sec. 103.1303(a).

- (5) Previously conforming Signs are subject to Land Development Code Chapter 12, Article 7, Division 2 (Review Procedures for Previously Conforming Signs).

*(Amended 4-7-1998 by O-18495 N.S.; effective 1-1-2000.)*

**§103.1304 Applicable Planning, Zoning and Subdivision Regulations**

Within the West Lewis Street Planned District unless otherwise specified in this division, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures);  
Chapter 12 (Land Development Reviews);  
Chapter 13 (Zones);  
Chapter 14, Article 1 (Separately Regulated Use Regulations);  
Chapter 14, Article 2, Division 1 (Grading Regulations);  
Chapter 14, Article 2, Division 2 (Drainage Regulations);  
Chapter 14, Article 2, Division 3 (Fence Regulations);  
Chapter 14, Article 2, Division 4 (Landscape Regulations);  
Chapter 14, Article 2, Division 5 (Parking Regulations);  
Chapter 14, Article 2, Division 6 (Public Facility Regulations);  
Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);  
Chapter 14, Article 2, Division 12 (Sign Regulations);  
Chapter 14, Article 3 (Supplemental Development Regulations);  
Chapter 14, Article 4 (Subdivision Regulations);  
Chapter 14, Article 5 (Building Regulations);  
Chapter 14, Article 6 (Electrical Regulations); and  
Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

Where there is a conflict between the Land Development Code and this division, this division applies.

*(Amended 4-7-1998 by O-18495 N.S.; effective 1-1-2000.)*

**§103.1305 Permitted Uses**

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the purposes listed in this section.

No premises shall contain an establishment exceeding a total of 5,000 square feet in gross floor area.

No permitted use shall begin operating prior to 6:00 a.m. nor continue later than midnight of any day.

- (a) Business and professional offices. These may include accountants, architects, attorneys, clerical agencies, contractors, doctors, engineers, financial consultants, insurance agencies, interior decorators, photographers, realtors, and graphic artists.

Such lot or parcel may not be used by one (1) or more practitioners who, among them medically treat, or medically or psychologically counsel, on a group or individual basis, five (5) or more persons in one (1) calendar year who have committed, been charged by criminal indictment or complaint, or convicted of, a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a, 289 of Chapter 5, or in Section 314 of Chapter 8, or any amendment or recodification or any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an elementary, junior, or senior high school. This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections.

- (b) Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
  - (1) Antique shops (incidental outdoor display permitted).
  - (2) Art stores and art galleries.
  - (3) Banks (drive-up or drive through prohibited).
  - (4) Barber and beauty shops.

- (5) Bicycle shops.
- (6) Confectioneries and bake shops.
- (7) Custom shops for curtains, drapery, floorcovering and upholstery.
- (8) Drug stores.
- (9) Dry cleaning and laundry services.
- (10) Dry goods and notions stores.
- (11) Florists (incidental outdoor display permitted).
- (12) Gift shops.
- (13) Hardware stores.
- (14) Hobby shops.
- (15) Home furnishing stores.
- (16) Jewelry Stores.
- (17) Liquor stores.
- (18) Locksmith.
- (19) Music stores.
- (20) Photographic studios and retail outlets.
- (21) Restaurants (incidental outdoor seating permitted, drive-in or drive-through restaurants and live entertainment prohibited).
- (22) Shoe sales and repair shops.
- (23) Stationers and bookstores (excluding adult book stores).
- (24) Studios for art, dance, and music instruction.
- (25) Travel bureaus.

All activities associated with the above uses, except as noted, shall be contained entirely within the structures on the lot or premises.

- (c) Single-family and multi-family dwelling units at a maximum density of 17 dwelling units per acre.
- (d) Signs, as identified in Section 103.1306(d).
- (e) Any uses which, the Planning Commission finds, in accordance with "Process Four", to be similar in character to the uses enumerated in this section and which are clearly within the purpose and intent of this District. The adopted resolution embodying any such finding shall be filed in the Office of the City Clerk.

*(Amended 4-7-1998 by O-18495 N.S.; effective 1-1-2000.)*

### §103.1306 Property Development Regulations

- (a) No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any lot or premises be used unless the following standards are observed:

MINIMUM LOT DIMENSIONS	
Lot Area	5000 square feet minimum
Street Frontage	50 feet minimum
Lot Width	50 feet minimum
Lot Depth	100 feet minimum

MINIMUM YARDS	
Front	0 feet; 10 feet adjacent to residentially zoned lot
Rear	0 feet; 10 feet adjacent to residentially zoned lot (plus 3 feet for each story above two)

<b>MINIMUM LOT DIMENSIONS</b>	
Interior Side	0 feet; 4 feet adjacent to residentially zoned lot (plus 3 feet for each story above two)
Street Side	0 feet

<b>FLOOR AREA RATIO</b>	
Commercial Use	1.5

- (b) Landscaping. Where not otherwise specified in this division, landscaping shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). Where there is a conflict between the Land Development Code and this division, this division applies. Two percent (2%) of the lot area shall be suitably landscaped with shrubs, trees, or ornamental ground cover in accordance with the Landscape Guidelines of the Land Development Manual.

The landscaped area shall be visible from the street and may include planter boxes and potted plants.

- (c) Height Limit. The maximum height limit shall be thirty (30) feet.

- (d) Signs. Signs shall be permitted only as follows:

- (1) Total signage, either single or double- faced, per premises, shall not exceed 20 square feet in area, identifying the business, person, activity, goods, products or services located on the premises, or displaying a public interest message. The signs may be wall mounted, projecting or freestanding not to exceed a height of four feet, measured vertically from the base at ground level to the apex of the sign, but in any case, shall not be mounted to the roof of the building nor shall it be lighted.

The City Manager may consider sign messages which are painted on windows as an alternative to a wall sign.

- (2) One sign, either single-faced or double- faced, with a maximum area of eight square feet, that shall not exceed four feet (measured vertically

from the base at ground level to the apex of the sign), offering the premises for sale, lease, or rent, or displaying a public interest message.

- (e) **Parking.** Parking and driveways shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

Only one driveway is permitted per premises.

- (f) **Design Review for New and Altered Structures.** In making the finding of project conformance, the City Manager shall, pursuant to Section 103.1303(a)(3), make the following design considerations:

- (1) New construction shall preserve and enhance the existing scale and character of the neighborhood. New construction shall be compatible with adjacent properties, scale and proportion, rhythm and spacing, materials and texture, architectural detailing and rooflines and materials.
- (2) Rehabilitation of and/or additions to existing structures shall respect the distinguishing original qualities or character of the property.
- (3) Parking along the street frontage shall be suitably screened and landscaped so as to mitigate any visual impacts.

- (4) **Exemption:** Single-family residential structures.  
*(Amended 4-7-1998 by O-18495 N.S.; effective 1-1-2000.)*